

**REVISED NOTICE OF TYPE III  
DEVELOPMENT REVIEW  
APPLICATION, OPTIONAL  
SEPA DETERMINATION OF  
NON-SIGNIFICANCE & PUBLIC HEARING**



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Closing Date for Public Comments:**  
**August 20, 2009**

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on **Thursday, October 8, 2009, (REVISED Hearing Date) at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.** Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30 p.m.

**Project Name:** **VARNEY SUBDIVISION**

**Case Number:** **PLD2009-00030; SEP2009-00054**

**Location:** 19704 NE 144<sup>th</sup> Street

**Request:** The applicant is requesting to subdivide approximately 39.40 acres into 7 single-family residential lots located in the R-5 zoning district.

**Applicant:** Schlichting LLC  
14803 NE 202<sup>nd</sup> Avenue  
Brush Prairie, WA 98606  
(360)256-3303; E-mail: [las51@netscape.com](mailto:las51@netscape.com)

**Contact Person:** Travis Johnson  
1014 Franklin Street, Atrium Suite  
Vancouver, WA 98660  
(360)944-6519; (360)944-6539 fax  
E-mail: [travis@plsengineering.com](mailto:travis@plsengineering.com)

**Property Owner:** Same as applicant

**Comp Plan** R-5  
**Designation:**

**Parcel Number(s):** Tax Lot 23 (205166-000)

**Township:** 3N      **Range:** 3E      **¼ of Section:** SW ¼ of Sec 20

**Applicable Code Sections:**

Clark County Code Chapter: 40.350 (Transportation), 40.350.020 (Concurrency), 40.380 (Storm Water Drainage and Erosion Control), 40.430 (Geologic Hazard Area), 15.12 (Fire Code), 40.570.080 (SEPA), 40.570.080 (C) (3) (k) (Historic & Cultural Preservation), 40.540.040 (Subdivision Ordinance), 40.210.020 (D) (Rural 5 Cluster Development), 40.440 (Habitat Conservation), 40.450 (Wetland Protection), 40.610 (Impact Fees), 40.370.010 (D) (Sewer Connection), 40.370.020 (D) (Water Connection), 40.500 (Process), RCW 58.17 (State Land Division Laws)

**Neighborhood Contact:**

**Concerned Citizens of Hockinson Neighborhood Association**

Jack Bremer, President  
PO Box 866  
Brush Prairie, WA 98606-0866  
892-7846 (Darleen Warner)

**Staff Contact Person:**

Michael Uduk (360) 397-2375, Ext. 4385  
E-mail: [Michael.uduk@clark.wa.gov](mailto:Michael.uduk@clark.wa.gov)

**Team Leader Name**

Travis Goddard, (360) 397-2375, Ext. 4180  
E-mail: [Travis.goddard@clark.wa.gov](mailto:Travis.goddard@clark.wa.gov)

**Please email SEPA comments to:**  
**Michael.uduk@clark.wa.gov**

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1<sup>st</sup> floor.

**Responsible Official:** Michael V. Butts, Development Services Manager  
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

**Application Filing date:** June 16, 2009  
**Fully Complete Date:** July 7, 2009  
**Date of First notice:** July 31, 2009  
**Date of Second notice:** August 6, 2009

### **SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

### **Timelines/Process:**

Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

### **Appeal Process:**

The Hearing Examiner's decision on the application may be appealed to the Board or County Commissioners by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

## **SEPA Appeal Process:**

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

*Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.*

A **procedural appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. A check for the appeal fee (made payable to the Department of Community Development).

The appeal request and fee shall be submitted to the Department of Community Development, Customer Service Center, at the address listed below.

The decision of the Hearing Examiner on any procedural SEPA appeal is final and can not be appealed to the Board of County Commissioners, but must be pursued through a judicial review. Appeals of the Hearing Examiner's decision and conditions of approval on the development proposal itself (including substantive SEPA appeals) are processed in accordance with Clark County Code 40.510.030(H), Type III Review Appeal Procedure. This type of appeal of the Hearing Examiner decision must be filed with the Board of County Commissioners within fourteen (14) days of issuing the Hearing Examiner's written decision.

## **ACCOMMODATION OF PHYSICAL IMPAIRMENTS**

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

## **Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)

- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Land use*)

**Phone: (360) 397-2375; Fax: (360) 397-2011**

**Web Page at: <http://www.clark.wa.gov>**

**Attachments:**

- Proposed project site/land division plan
- Map of property owners receiving notice

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**Agency Distribution:**

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

|                           |   |
|---------------------------|---|
| Federal Agencies:         | U.S. Army Corps of Engineers - Enforcement Division   |
| Tribes:                   | Cowlitz Indian Tribe<br>Yakama Nation<br>Chinook Tribe  |
| State Agencies:           | Department of Natural Resources (S.W. Region)<br>Department of Ecology<br>Department of Fish and Wildlife<br>Department of Transportation   |
| Regional Agencies:        | Fort Vancouver Regional Library<br>Southwest Clean Air Agency<br>Vancouver-Clark Parks & Recreation   |
| Local Agencies:           | Clark County Department of Community Development<br>Development Services<br>Development Engineering<br>Fire Marshal<br>Clark County Health Department<br>Clark County Public Works Transportation Division<br>Clark County Conservation District<br>Clark County Water Resource Council<br>City of Vancouver Transportation |
| Special Purpose Agencies: | Fire Protection District # 3<br>Clark Public Utilities<br>Clark Regional Wastewater District/City of Vancouver Water/Sewer  |
| The Media                 | The Columbian<br>The Oregonian<br>The Reflector<br>Vancouver Business Journal<br>The Post Record  |
| Other:                    | Applicant<br>Clark County Neighbors<br>Clark County Natural Resources Council<br>Clark County Citizens United<br>C-Tran<br>Neighborhood Association   |

**Add Attachment for Agencies:**

- SEPA checklist

**Clark County**  
**SEPA Environmental Checklist**  
**Washington Administrative Code (WAC) 197-11-960**

**Purpose of checklist:**

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal and to help the agency decide whether or not an EIS is required.

**Instructions for applicants:**

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Customer Service Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

**Use of checklist for non-project proposals:**

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the **SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D)**.

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. Background

1. Name of proposed project, if applicable:

*Varney Subdivision*

2. Name of applicant:

*Schlichting, LLC*

3. Address and phone number of applicant and contact person:

*Applicant:*

*Schlichting, LLC*

*14803 NE 202<sup>nd</sup> Avenue*

*Brush Prairie, WA 98606*

*(360)-256-3303*

*Contact:*

*PLS Engineering*

*Travis Johnson*

*1014 Franklin Street, Atrium Suite*

*Vancouver, WA 98660*

*360-944-6519, fax 360-944-6539*

4. Date checklist prepared:

*3/16/09*

5. Agency requesting checklist:

*Clark County Department of Community Development*

6. Proposed timing or schedule (including phasing, if applicable):

*As soon as all applicable permits are granted.*

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

*No, not at this time.*



8. List any environmental information that has been or will be prepared related to this proposal.

SEPA checklist, Archaeological predetermination, Critical Areas Report

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

*None known*

10. List any government approvals or permits needed for your proposal:

- Preliminary subdivision review by Clark County Community Development
- Public notification and staff report publications
- Ministerial Decisions, Public Hearing
- Final engineering plan and final plat review and approval
- Clark County Health District review and approval of the final plat
- Final construction approval and final plat recording

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*The site is identified as tax lot 23 parcel number 205166-000 per Clark County assessor records. The overall site acreage is approximately 39.40 acres. The applicant is proposing a 7 lot rural subdivision complying with Clark County codes. Please refer to the preliminary plat showing compliance.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

*Clark County GIS information identifies the parcels as being located in the Southwest ¼ of Section 20, Township 3 North, Range 3 East of the Willamette Meridian. The site is located at 19704 NE 144<sup>th</sup> Street, Brush Prairie.*

## **B. Environmental Elements**

1. **Earth**

Agency  
Use only

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

*The steepest slope is approximately 40% per Clark County GIS contour information.*

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

*Hesson Clay Loam (HcB) – 77% of site*

*Hesson Clay Loam (HcD) – 5% of site*

*Hesson Gravelly Clay Loam (HgD) – 18% of site*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

*None known*

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

*There will be grading for the construction of driveways, the installation of utilities, and the preparation of lots for construction of future homes. Quantities are unknown at this time.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

*Standard erosion control measures will be followed during all phases of construction on this site. A final erosion control plan will be reviewed and approved by Clark County prior to construction on this site. A copy of that final erosion control plan will be on file with the final subdivision plat at the building department.*

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

*Approximately 4% of the entire site.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

*Provide an erosion control plan for review and approval prior to starting construction on the site.*

*Follow the conditions of the approved drainage and erosion control plan during all phases of construction on the site.*

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## 2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

*Construction equipment emissions and dust on the short term. Long-term emissions will be produced by automobile traffic and normal household activities, possibly including wood burning stoves and fireplaces.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

*None known*

- c. Proposed measures to reduce or control emissions or other impacts to air:

*Dust from construction can be mitigated by sprinkling the site with water during construction as needed.*

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## 3. Water

a. **Surface:**

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

*Mud Creek, a Type F Stream, is located in the northwest corner of the site. There is also an unnamed Type Np stream in the northwest corner of the site that flows into Mud Creek approximately 100 feet north of the site. These streams have associated wetlands as shown on the preliminary plat.*

*The southwest corner of the site contains a Type Ns stream that flows into Mud Creek approximately 1,400 northwest of the site.*

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

*There is a 200 foot buffer on Mud Creek so no work will be done within 200 feet of this stream. The unnamed Type Ns Stream located in the northwest corner of the site will require a 75 foot buffer and work may occur within 200 feet of this stream. The unnamed Type Np Stream located in the southwest corner of the site requires a 100 foot buffer therefore work may occur within 200 feet of this stream.*

*Grading for individual homes and driveways may occur within 100 feet of the unnamed Type Np stream located in the southwest corner of the site and within 125 feet of the unnamed Type Ns stream located in the northwest corner of the site.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*Not applicable.*

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

*No*

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

**b. Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

*Not applicable.*

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

*There will be stormwater runoff produced from future homes and driveways. Stormwater runoff will flow across the existing vegetation for water quality and quantity control. No collection or redirection of stormwater or groundwater flows are proposed. Use of natural existing topographical flow paths will be utilized.*

- 2) Could waste materials enter ground or surface waters? If so, please describe.

*Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters.*

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

*Use of approved erosion control measures during all phases of development.*

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## 1. Plants

- a. Check or circle types of vegetation found on the site:
- *Deciduous tree: alder, Oregon ash, cascara other: other big leaf maple*
  - *Evergreen tree: Douglas-fir, cedar, sequoia, pine*
  - *Shrubs: Red plum, azaleas, rhododendron, blackberries, ornamental landscape*
  - *Grass : lawn areas*
  - *Pasture*
  - *Crop or grain:*
  - *Wet soil plants:*
  - *Water plants:*
  - *Other types of vegetation:*

- b. What kind and amount of vegetation will be removed or altered?

*Approximately 10% of the site will be disturbed with this development.*

- c. List threatened or endangered species on or near the site.

*None known*

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

*Individual homeowners will landscape their yards as the project develops and homes are occupied.*

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## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: hawk, heron, eagle, songbirds, other; local birds are observed on the site and in the area.
  - Mammals: deer, bear, elk, beaver, other; and, There are small mammals, such as mice, voles, and rabbits located on and near the site. This site is also in an area where larger mammals, such as raccoons, opossum, and mammals indigenous to the Clark County area are sometimes located.
  - Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

*None known.*

- c. Is the site part of a migration route? If so, please explain.

*The site is located within the Pacific Flyway for migratory waterfowl.*

- d. List proposed measures to preserve or enhance wildlife:

*New homeowners will landscape individual lots as they develop their home sites. This will add some diversity to vegetation in the area for birds and small mammals.*

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## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*The new homes on the site will be served primarily by electricity.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

*It is not likely.*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

*None.*

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**7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

*No.*

- 1) Describe special emergency services that might be required.

*None.*

- 2) Proposed measures to reduce or control environmental health hazards, if any:

*Not applicable.*

- b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

*There is existing traffic noise from the surrounding roadways; however the noise will not affect the project.*

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

*A slight increase in traffic noise over the long term may occur. In addition, construction noise would occur during the short term. These construction noises will occur during approved hours as mandated by Clark County and Washington State.*

- 3) Proposed measures to reduce or control noise impacts:



*Construction on the site will take place during normal working hours as allowed by the Clark County Noise Ordinance (CCC9.14)*

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**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

*The site is currently vacant with approximately 10-15 year second growth fir trees. Adjacent parcels are developed as follows:*

*North: Single-family residences zoned R-5  
East: Across NE 202<sup>nd</sup> Avenue - Single-family residences zoned R-5  
South: Across NE 144<sup>th</sup> Street - Single-family residences zoned R-5  
West: Single-family residences zoned R-5*

- b. Has the site been used for agriculture? If so, please describe.

*Not to the applicant's knowledge.*

- c. Describe any structures on the site.

*There are no existing structures on-site.*

- d. Will any structures be demolished? If so, please describe.

*Not applicable.*

- e. What is the current zoning classification of the site?

*R-5*

- f. What is the current comprehensive plan designation of the site?

*R-5*

- g. What is the current shoreline master program designation of the site?

*Not applicable.*

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

*Yes, the streams, wetlands, and associated buffers in the northwest corner of the site and the stream and associated buffer in the southwest corner of the site.*

- i. How many people would reside or work in the completed project?

*There will be 7 lots created with this development. At approximately 2.66 persons per household (per 1990 US Census) there would be a total of approximately 19 additional people residing within this development at the time of full buildout.*

- j. How many people would the completed project displace?

*None.*

- k. Please list proposed measures to avoid or reduce displacement impacts:

*The buildout of this project will provide new housing options.*

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

*By complying with the zoning designation, the comprehensive plan, and the Clark County Development Code, the proposal will be compatible with the existing and projected land uses.*

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## 9. Housing

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

*This project will provide lots for construction of single-family residential homes on 7 lots. Type of housing is unknown at this time.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

*None.*

- c. List proposed measures to reduce or control housing impacts:

*The applicant will pay all impact fees associated with the development.*

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**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

*All new home construction will meet Clark County building codes for residential housing development and not exceed height limits for the zone. Exterior building materials are unknown at this time.*

- b. What views in the immediate vicinity would be altered or obstructed?

*None.*

- c. Proposed measures to reduce or control aesthetic impacts:

*None.*

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**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*When homes are constructed on the proposed lots there will be light produced from house, yard and porch lights.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*No.*

- c. What existing off-site sources of light or glare may affect your proposal?

*None.*

- d. Proposed measures to reduce or control light and glare impacts:

*None needed.*

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**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*None.*

- b. Would the project displace any existing recreational uses? If so, please describe.

*No.*

- d. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

*None.*

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**13. Historic and cultural preservation**

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

*The project parcel has had two phases of archaeological investigation - a Clark County Archaeological Predetermination and a formal archaeological survey. This work resulted in the identification of two archaeological sites (45CL807 and 45CL816). One of these sites is a historic refuse scatter and the other is a prehistoric lithic scatter. Both of these sites were recommended as NOT ELIGIBLE for listing in any local, state or national historic registers and the Washington State Department of Archaeology and Historic Preservation has concurred with this recommendation.*

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*There are two known and recorded archaeological sites on the project parcel. 45CL816 consists of the remnants of a automobile wrecking yard dating from the late 1940's through the 1980s when most of the cars were hauled off-site. Site 45CL807 consists of a very sparse prehistoric lithic scatter confined to the plowzone. The project area has also been repeatedly logged, further reducing the site's integrity. Neither site is likely to yield information important to the history of Clark County*

- c. Proposed measures to reduce or control impacts:

*Not applicable.*

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**14. Transportation**

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

*NE 202<sup>nd</sup> Avenue will provide access to lots 1-4 via one shared connection to lots 3 & 4 and two individual driveway connections to lots 1 & 2. NE 144<sup>th</sup> Street will provide access to lots 5-7 utilizing an existing gravel drive.*

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*The site is currently not served by public transit. The nearest transit stop is approximately 5 miles from the site.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

*There will be parking provided on each lot with future garages and driveways. This project will not eliminate any parking spaces.*

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

*Yes. Individual and shared driveways will need to be constructed to access the future homes. No improvements to existing public roadways are proposed.*

- e. Will the project use water, rail, or air transportation? If so, please describe.

*No.*

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

*It is anticipated that 67 trips per day would be generated by the project. It is expected that 5 trips will occur in the AM peak hour (7:00 – 9:00 AM) and 7 trips will occur in the PM peak hour (4:00 – 6:00).*

- g. Proposed measures to reduce or control transportation impacts:

*No measures are proposed to reduce or control transportation impacts.*

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**15. Public services**

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

*Yes. The completion of this development and the construction of new homes will increase the need for public services in the area.*

- b. Proposed measures to reduce or control direct impacts on public services:

*This project will pay impact fees for schools and traffic at the time of building permit.*

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**16. Utilities**

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

*These utilities are either on the site or available to the site and will be extended to the future lots at the time of site development.*

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:
- o *Electricity: Clark Public Utilities*
  - o *Water: Clark Public Utilities*
  - o *Telephone: Qwest, Comcast*
  - o *Sanitary Sewer: Private*

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**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

*Dynda Carney*

Date Submitted: \_\_\_\_\_

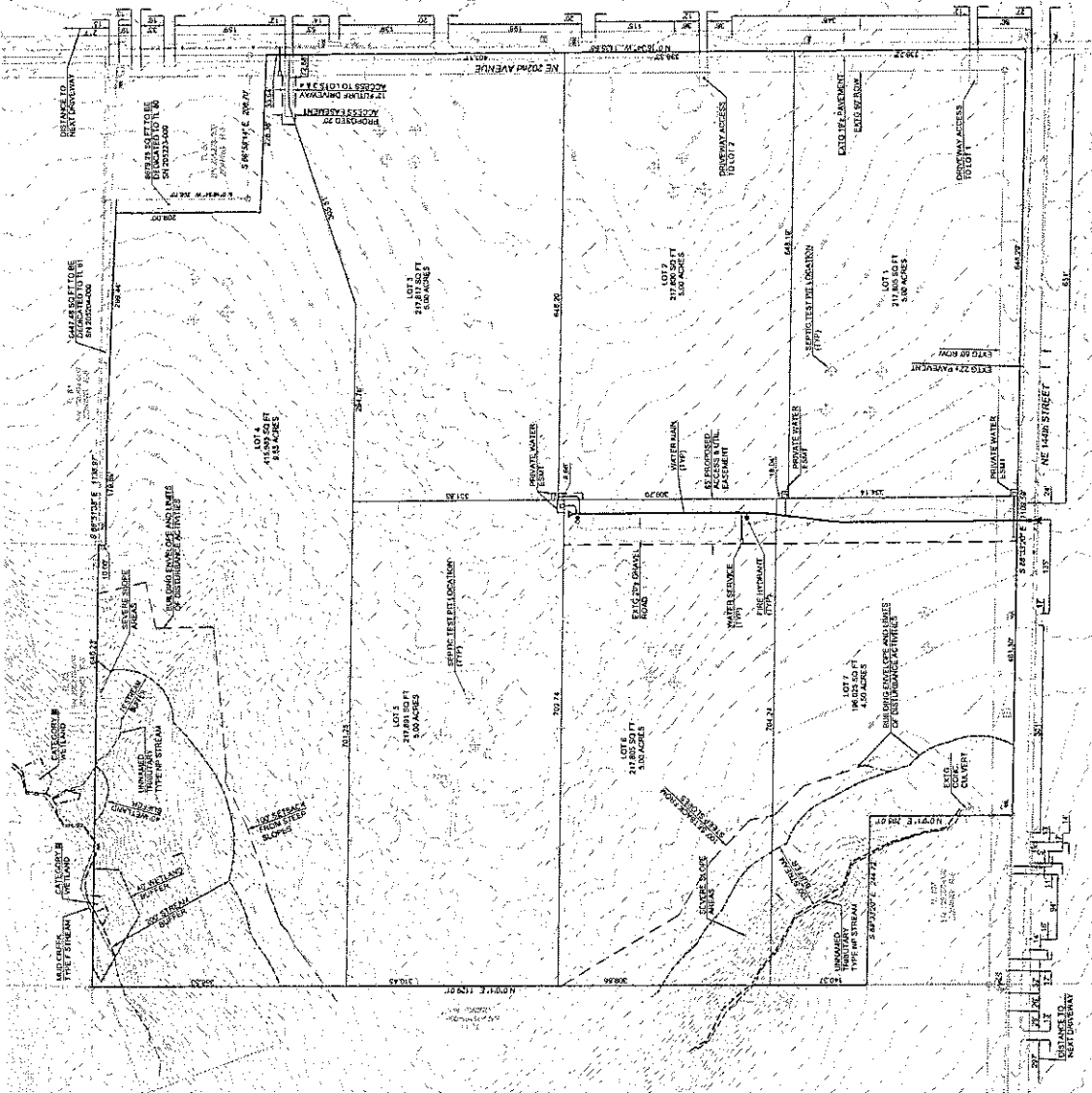
*6/16/09*



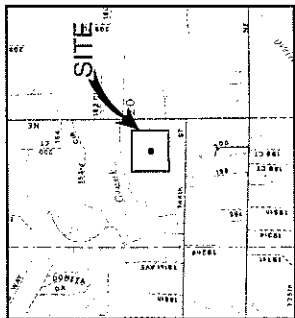


# Varney Subdivision

Located in SW 1/4 of Section 20, T3N, R3E, W.M.  
Clark County, Washington



Scale 1" = 80'



VICINITY MAP  
NOT TO SCALE

## PROJECT NOTES:

1. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.
2. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.
3. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.
4. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.
5. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.
6. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.
7. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.
8. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.
9. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.
10. The project is located in the SW 1/4 of Section 20, T3N, R3E, W.M., Clark County, Washington.

## Varney Subdivision

A Subdivision Located in Clark County, Washington

| REVISIONS | DATE       | BY         | APP'D      |
|-----------|------------|------------|------------|
| 1         | 10/15/2007 | 10/15/2007 | 10/15/2007 |

|   |   |
|---|---|
| 1 | 1 |
|---|---|

# Property Owners

that were mailed the notice

SW 1/4 of Section 20 T3R3E WM



- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Ser

<Empty Picture>

Plot Date: Jul 30, 2009  
Map produced by:  
Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.

